

036.A

0005

0008.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

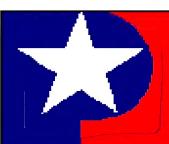
168,800 / 168,800

USE VALUE:

168,800 / 168,800

ASSESSED:

168,800 / 168,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 8

Owner 1: SADJADY PEZHMON TRUSTEE	
Owner 2: SADJADY FAMILY REALTY TRUST	
Owner 3:	

Street 1: 79 GOODMAN'S HILL RD	
Street 2:	

Twn/City: SUDBURY	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 01776	Type:
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PREVIOUS OWNER	
Owner 1: KELLEHER PAUL R -	
Owner 2: -	

Street 1: 17 ARIZONA TERR #8	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 460 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R5
o	APTS LOW
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	
t	

Topo	
Street	
Gas:	

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	6011																	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	168,800			168,800		125288
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 036.A-0005-0008.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	168,800	0	.	.	168,800		Year end	12/23/2021	
2021	102	FV	166,500	0	.	.	166,500		Year End Roll	12/10/2020	
2020	102	FV	161,900	0	.	.	161,900	161,900	Year End Roll	12/18/2019	
2019	102	FV	149,400	0	.	.	149,400	149,400	Year End Roll	1/3/2019	
2018	102	FV	141,900	0	.	.	141,900	141,900	Year End Roll	12/20/2017	
2017	102	FV	132,300	0	.	.	132,300	132,300	Year End Roll	1/3/2017	
2016	102	FV	132,300	0	.	.	132,300	132,300	Year End	1/4/2016	
2015	102	FV	125,200	0	.	.	125,200	125,200	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
KELLEHER PAUL R	54846-337		6/18/2010		132,000	No	No						
LEE FRANKLIN/ET	23837-411		10/29/1993		33,500	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/8/2021		Mail Update							JO			Jenny O					
9/28/2017		Measured							DGM			D Mann					
10/26/2000		Hearing N/C							201			PATRIOT					
5/6/2000									197			PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 17.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1											
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front			Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor: G	- Ground Floor			Totals RMS: 3 BRs: 1 Baths: 1 HB											
Const Mod:				% Own: 0.781799972															
Lump Sum Adj:				Name: 5 - 6011															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wal: 2	- Plaster			Functional:					Interior:				1	3	1	0			
Sec Int Wall:				Economic:					Additions:										
Partition: T	- Typical			Special:					Kitchen:										
Prim Floors: 4	- Carpet			Override:					Baths:										
Sec Floors:				Total:	30.6 %				Plumbing:										
Bsmnt Flr:				CALC SUMMARY					Electric:										
Subfloor:				Basic \$ / SQ: 325.00					Heating:										
Bsmnt Gar:				Size Adj.: 1.80434787					General:										
Electric: 3	- Typical			Const Adj.: 0.93984729					Totals										
Insulation: 2	- Typical			Adj \$ / SQ: 551.139															
Int vs Ext: S				Other Features: 32661															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 0.85000002															
# Heat Sys:				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 243257															
% Com Wal	% Sprinkled			Depreciation: 74437															
				Deprecated Total: 168820															
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val											
Make: [] Model: []																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 036.A-0005-0008.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					